

# Woodlake Crossing Homes Association

## General Membership Meeting Notes

November 12, 2020



1. **Call to Order:** Mr. Patrick Forys convened the Woodlake Crossing Homes Association General Membership Meeting at 7:12 pm. The meeting was held via Zoom in accordance with the Code of Virginia §13.1-844.2, Virginia Nonstock Corporation Act Article 7: Members and Meetings.

Officers in attendance:

Patrick Forys: President

Barry Hutchison: Secretary

Randy Parrish: Treasurer

Rick Thompson: Member at Large

Elizabeth Bircher: Member at Large

Sarah Knaub: Communications Coordinator/Association Manager

In addition to those listed above, 16 homeowners attended the meeting. Eleven households submitted valid proxies. *In all, 27 households were represented which does not meet the requirement for a quorum. Therefore, the meeting was held for informational purposes only.*

2. **Welcome Remarks & Instructions**

- Mr. Forys opened the meeting and introduced the Board members.

3. **Communications Coordinator Update:**

- Ms. Knaub informed the homeowners about *The Currents* content, submission procedures, and distribution. She stated *The Currents* may be printed upon request.
- Ms. Knaub stated the homeowner directory is updated about once a year and is available electronically, but it can be printed upon request.
- Ms. Knaub informed the membership of content and means to access the WCHA website, and emphasized the Facebook group is an unofficial, supplementary means to share information.

4. **Welcoming Committee Update**

- Ms. Knaub performed this update on behalf of Ms. Layne-Wood. The Welcoming committee relies on anecdotal information to know when new residents have actually moved in. Ms. Knaub pointed out that WCHA does not automatically receive information on new renters and requested that neighbors pass that information on.
- Welcome emails and an in-person visit follow, and the new residents receive a copy of the directory and the most recent newsletter.

5. **Social Committee Update:**

- Ms. Schrade reported that she and Scott and Diane Brynildsen, and Karla Covington have been working this committee and welcome other neighbors and their ideas.
- The most recent successful event was the Halloween decoration scavenger hunt which allowed neighborly social interaction while observing COVID19 restrictions—thanks everyone for helping make 2020 a little more normal.
- The committee has multiple activities planned for the upcoming holidays so watch the website and *The Currents*.

6. **President's Message:**

- Mr. Forys made brief comments summarizing the Board's activities and items of interest from the past year.
- Restrictions from the pandemic restricted Board activities to the most essential business, but the forum was able to continue via Zoom in accordance with state directives.
- Key improvement projects included the recent replacement of fencing in the park. The fence was over 30 years old, and its replacement demonstrated the effective planning and use of WCHA's reserve study.
- Using supplies paid for by WCHA, a volunteer service team from a homeowner's church replaced the park shed ramp. This was great practice for the team's summer mission trips to repair homes for people in disadvantaged areas.
- Ms. Knaub updated residents on the York County proposal to install a sidewalk along the east side of Rte. 134 from Lake Dale Way to Long Green Blvd. Woodlake Crossing residents will be able to view the final plan prior to construction.

7. **Home Sales**

- Eleven homes closed in 2020 by the time of GMM.
- Homes sold for an average of 11.6% above assessed value and for an average sale price of \$405,700.

8. **Treasurer's Report:**

- Mr. Parrish and Ms. Knaub displayed the Treasurer's Report electronically. Additionally, they:
- Reported all assessments for 2020 had been collected.

9. **Proposed 2021 Budget and Assessment Rate:**

- Mr. Parrish and Ms. Knaub displayed an electronic copy of, and introduced the proposed 2021 budget. They offered the opportunity for attendees to comment to the Board for two weeks; the Board will adopt the proposed budget at the December meeting. Additionally they:
- Provided reasoning for proposed increases or decreases from 2020 to 2021 in some select lines.
- In general terms, informed the members of some of the Board's use of non-compliance charges for situations of covenants non-compliance.
- Reported that 2021 assessments will not increase.

10. **Election for Open Board Positions/Call for Nominations:**

- Ms. Bircher announced three members' terms are ending: Mr. Forys, Mr. Thompson, and Mr. Hutchison. Mr. Forys and Mr. Thompson have agreed to serve second terms, leaving one seat opening. Genny Barnett has been nominated to fill this seat.
- Mr. Forys solicited additional nominations from the floor but received none.
- Ms. Bircher summarized the election rules. Because the GMM did not achieve a quorum, the By Laws allow that the BOD members appoint the replacement member.

11. **Announcements/Comments from Audience:**

- A homeowner pointed out drainage ditches behind some properties that are overgrown. Ms. Knaub responded that this area was a York County responsibility, and she will follow up.
- A homeowner queried on what hazards would be posed by the sidewalk project. General agreement was reached that the most likely hazard was posed by vehicular traffic to pedestrian children where the sidewalk will terminate at the Woodlake entrance.

12. **Adjournment:** Mr. Forys adjourned the meeting at 8:00 pm.